

CITY OF FIREBAUGH

GENERAL PLAN ANNUAL PROGRESS REPORT

2000 - 2001

Part 1. Date of Presentation and Acceptance by City Council.

This Annual General Plan Report for Firebaugh, FY 2000-2001 was presented and accepted by the Firebaugh City Council at their regular meeting held on August 20, 2001.

Part 2. Overview, City of Firebaugh.

Firebaugh is a small community located in a rural farming area of western Fresno County, California. The economic base of this City and its outlying area is agriculture. The current 2001 population is estimated to be 5,853. Since 1990 the population has grown from 4,129 to 5,853 representing an increase of 41.5%. Hispanics represent the largest ethnic group, comprising 87.5% of the City population. Whites are the next largest ethnic component, at 9.8%.

The City of Firebaugh is governed by five City Council Members. The Mayor and Mayor Pro-tem are selected by the members of the City Council. Overall day-to-day operations of the City are administered by the City Manager. The five-member Planning Commission is appointed by the City Council. Firebaugh has 37 full-time positions, and ten part-time employees. City Departments include: Building; Community Services, Volunteer Fire, Finance, Public Works and Police. The City contracts for part-time Attorney, Engineering and Planning services.

Part 3. Firebaugh's General Plan

The State of California has identified seven elements that every city must include in its General Plan. Firebaugh's General Plan, adopted in September, 1992 contains each of the required elements as follows: Land Use, Circulation, Housing, Conservation, Open Space, Noise and Safety. The General Plan was designed to provide guidance over a twenty-year period with regular evaluations and updates as necessary. The City has processed no General Plan amendments during the reporting period. Also, there have been no emergency or moratoria actions by the City Council which have impacted land use decisions.

All new construction, development and planned projects are reviewed as to their consistency with the general plan. The Firebaugh General Plan services several purposes.

- To identify the city's environmental, economic, and social goals and policies'
- To provide a basis for local decision making, including a nexus to support development exactions;
- To record the city's policies and standards for the maintenance and improvement of existing development and the location and characteristics of future development;
- To provide citizens with opportunities to participate in the planning and decision-making process of the local government;
- To inform citizens, developers, decision makers, and other cities and counties of the ground rules that will guide development in the city.

Part 4. Firebaugh's Housing Element and Housing Growth

A comprehensive evaluation and update of the Firebaugh Housing Element is scheduled for FY 2001-2002. The Housing Element was adopted in 1992 along with the other six Elements of the General Plan. While a major update of the Housing Element has not occurred since 1992, there has been an on-going and continuing effort by the City, the Housing Authority and the private sector to implement its goals and policies. Table I below, shows housing growth for Firebaugh from 1992 to year 2000.

Table I

Housing Growth by Housing Type 1992 - 2000 City of Firebaugh

<u>Year</u>	<u>Total Units Housing</u>	<u>Annual Increase (Units)</u>	<u>Group Quarters</u>	<u>Single Family</u>	<u>Multiple Family Homes</u>	<u>Mobile</u>	
1992	1,352	-		0	873	383	96
1993	1,370	18		0	891	383	96
1994	1,454	84		0	975	383	96
1995	1,524	70		0	1,045	383	96
1996	1,582	58		0	1,103	383	96
1997	1,642	60		0	1,145	383	96
1998	1,645	3		0	1,166	383	96
1999	1,645	0		0	1,166	383	96
2000	1,646	45		0	1,166	383	97

Source: State Department of Finance Annual Population and Housing Estimates 1992 - 2000

Part 5. Development Applications Processed over past 18 Months

From January 1, 2000 through June 30, 2001 building permits were issued for the following types of development:

	<u>Permits</u>	<u>Valuation</u>
Single Family Homes (new units)	44 units	\$1,973,157
Four-Plex	2 @ 4 units	399,470
Apartment Complex	1 @ 48 units	2,031,300
Commercial Warehouses	3 @ 262,050 sq. ft.	3,247,536
Dental Office Building	1	365,000
Children Day Care Center	1	148,000

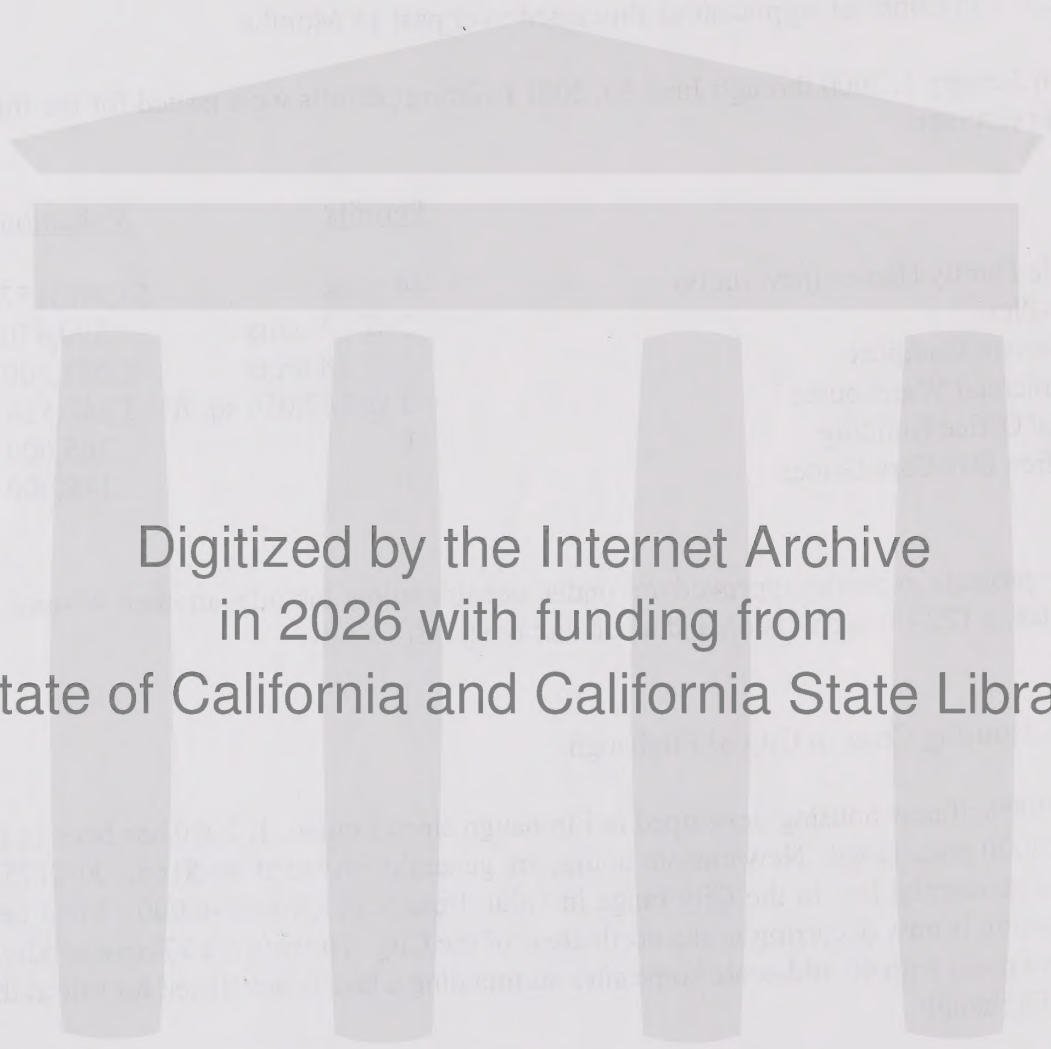
Other projects recently approved or under consideration include another 48-unit apartment complex, a 122-lot subdivision and a bed and breakfast facility.

Part 6. Housing Costs in City of Firebaugh

About 98% of new housing developed in Firebaugh since January 1, 2000 has been in the ^{\$}48,000 to \$102,000 price range. New custom homes are generally priced at the \$165,000-\$175,000 range. Vacant residential lots in the City range in value from \$20,000 to \$40,000. Most new housing construction is now occurring in the north areas of the City. However, a 27-acre subdivision (with approved map) with 40 mid-scale home sites surrounding a lake is now listed for sale at the southern end of Firebaugh

Part 7. Low-Rent Housing in City of Firebaugh

The Housing Authority of the City of Firebaugh and Fresno County administers most of the programs providing low-rent housing in the City and County. In Firebaugh, the Housing Authority operates 188 units of conventional low-rent housing (an increase of 36 units since 1992), 34 units of farm worker housing and 64 units of migrant housing. In addition, 29 units are being assisted through Section 8 and other certificate housing programs. The Housing Authority functions in the capacity of a developer and manager of low-rent housing facilities. It has the responsibility of



Digitized by the Internet Archive
in 2026 with funding from
State of California and California State Library

<https://archive.org/details/C101730073>

planning, financing, constructing, purchasing, leasing, and managing properties and dwelling units encompassed by a variety of low-rent housing programs. By virtue of its ownership or leasehold interest in various properties, the Housing Authority performs all the functions of a private owner, including selecting tenants, collecting rents, maintaining properties, and a myriad of related activities.

The City is not currently participating with the County in any housing programs. It has no funds or staff available for this purpose. If City funds should ever become available, possible programs include land banking, provision of infrastructure, and the facilitation of housing development.

Part 8. Intergovernmental Coordination.

The City also belongs to the I-5 Business Development Corridor, Inc. (I-5 BDC), a coalition comprised of six local agencies: County of Fresno, City of Firebaugh, City of Kerman, City of Mendota, City of San Joaquin and the Tranquillity Irrigation District. This organization is a federally designated "Champion Community" which qualifies the agencies within its 1300-mile boundary for priority consideration on competitive grant applications. Since its beginnings in 1994 the I-5 BDC, its members and implementation partners have leveraged over \$23 million, primarily as a result of the Champion Community designation. Since 1998, the City of Firebaugh and local agencies in the Community have obtained several grants totaling in excess of \$2,475,000. Over 96% of these funds were for assistance in the purchase of new housing and rehabilitation of farm labor housing in the City. Much of the success in obtaining these grants is directly attributable to the I-5 BDC Champion Community partnership.

During the past few years, the Commission has been studying the problem of the distribution of the national income and the standard of living. It has found that the distribution of the national income is not very equitable and that the standard of living is not very high. It has also found that the distribution of the national income is not very equitable and that the standard of living is not very high.

The Commission has found that the distribution of the national income is not very equitable and that the standard of living is not very high. It has also found that the distribution of the national income is not very equitable and that the standard of living is not very high.

2. The Commission's Findings

The Commission has found that the distribution of the national income is not very equitable and that the standard of living is not very high. It has also found that the distribution of the national income is not very equitable and that the standard of living is not very high. It has also found that the distribution of the national income is not very equitable and that the standard of living is not very high.